

**STAFFORD COUNTY PLANNING COMMISSION  
AGENDA**

**ADMINISTRATION CENTER  
BOARD OF SUPERVISORS CHAMBERS  
1300 COURTHOUSE ROAD**

**JULY 16, 2008  
REGULAR MEETING  
7:30 P.M.**

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- A. Call to Order
- B. Invocation
- C. Pledge of Allegiance to the Flag of the United States of America
- D. Roll Call to Determine the Presence of a Quorum
- E. Declarations of Disqualification
- F. Public Presentations
- G. Presentations

**PUBLIC HEARINGS:**

1. [Amendment to the Comprehensive Plan; Urban Services Area](#) - A proposed amendment to the Land Use Plan Map component of the Comprehensive Plan. The proposed map amendment would reduce the extent of the Urban Services Area boundary countywide. The Urban Services Area designates where improvements to the County's utility system, specifically public sewer lines, and higher density development is recommended.
2. [Amendment to the Comprehensive Plan, Widewater Area](#) - Consider a proposed amendment to the Land Use Plan component of the Comprehensive Plan, in accordance with Section 15.2-2229 of the Code of Virginia (1950) as amended, to (1) repeal the Widewater Area Plan, dated May 1994, as a component of the Comprehensive Plan and (2) amend the land use map from Neighborhood Center, Rural Residential, and Park to Agricultural and Park designations in the areas included within the bounds of the Widewater Area Plan.
3. [Amendment to the Comprehensive Plan](#) - A proposed amendment to the 1994 Water and Sewer Master Plan, a component of the Comprehensive Plan in accordance with Section 15.2-2229 of the Code of Virginia (1950), as amended. The purpose of the amendment is to eliminate proposed sewer facilities that are located outside of the proposed Urban Services Area. These facilities include 20 projects, including seven (7) force mains, five (5) interceptor sewers, five (5) pumping stations, and three (3) trunk sewers identified by the following project number and location name:
  - Force mains: (project 09-03F, Upper Accokeek Creek; 09-05F, Lower Accokeek; 08-04F, Potomac Creek; 07-04F, Sherwood Farms; 07-03F, Little Falls; 05-02F, Claiborne Run (part); 17-01F, Horsepen Run)
  - Interceptor sewers (11-01F, Rocky Run; 09-04F, Lower Accokeek (part); 07-01F, Little Falls; 03-01F, Falls Run (part); 17-03F, Horsepen Run)
  - Pumping stations (09-05F, Lower Accokeek; 08-04F, Potomac Creek; 07-04F, Sherwood Farms; 07-03F, Little Falls; 17-01F, Horsepen Run)
  - Trunk sewers: (08-02F, Potomac Creek; 07-02F, Little Falls, 17-02F, Horsepen Run)

These projects are identified on maps entitled “Stafford County Master Plan – Aquia Service Area Recommended Projects” as Figure Number 6-3 and “Stafford County Master Plan – Rappahannock Service Area Recommended Projects” as Figure Number 6-4.

#### UNFINISHED BUSINESS:

4. [SUB2700557; Ruby Meadows, Preliminary Subdivision Plan](#) - A preliminary subdivision plan for 13 single family lots, zoned A-1, Agricultural, consisting of 41.31 acres located on the south side of Garrisonville Road approximately 300 feet east of Green Acre Drive on Assessor’s Parcels 9-10 and 9-11 within the Rock Hill Election District. **(Deferred to July 16, 2008 Regular Meeting) (Time Limit: July 2, 2008) (History - Deferred at May 7, 2008 Regular Meeting; May 21, 2008 Regular Meeting; June 4, 2008 Work Session: July 2, 2008 Work Session)**
5. [CUP2800386; Conditional Use Permit - Greystone, Inc. and Stone and Mulch Center, Inc.](#) - A request for a Conditional Use Permit to allow mulch and stone sales in an A-1, Agricultural Zoning District, on Assessor’s Parcel 19-23J, consisting of 3.0 acres, located at the intersection of Soaring Eagle Drive and Shelton Shop Road within the Rock Hill Election District. **(Time Limit: September 30, 2008) (History - Deferred at July 2, 2008 Regular Meeting to July 16, 2008 Regular Meeting)**
6. [RC2800194; Reclassification - Shenandoah Young Chefs Academy](#) - A proposed reclassification from B-3, Office, to B-2, Urban Commercial, Zoning District to allow a vocational school, specifically a cooking school for children on Assessor's Parcel 20G-1 consisting of 0.5 acres, located on the southwestern intersection of Garrisonville Road and Shenandoah Lane within the Garrisonville Election District. **(Time Limit: September 30, 2008) (History - Deferred at July 2, 2008 Regular Meeting to July 16, 2008 Regular Meeting)**
7. [RC2700647; Reclassification - Celebrate Virginia/MLR Associates, LLC](#) - A proposed reclassification from A-1, Agricultural, to B-2, Urban Commercial and M-1, Light Industrial, Zoning Districts to allow for the development of an office, retail shopping center, and communications facility on Assessor’s Parcels 44-99, 44-100A, 44-101A, 44-101C and 44-101E consisting of 23.008 acres, located on the south side of Warrenton Road approximately 500 feet east of Celebrate Virginia Parkway within the Hartwood Election District. **(Time Limit: September 30, 2008) (History - Deferred at July 2, 2008 Regular Meeting to September 3, 2008 Work Session)**
8. [CUP2700648; Conditional Use Permit - Celebrate Virginia/MLR Associates, LLC](#) - A request for a Conditional Use Permit to allow six (6) drive-through facilities and one (1) carwash facility within the Highway Corridor Overlay Zoning District on Assessor's Parcels 44-99, 44-101A, 44-101C and 44-101E consisting of 22.903 acres and to allow an existing communications facility in an M-1, Light Industrial, Zoning District located on Assessor’s Parcel 44-100A consisting of 0.105 acres, located on the south side of Warrenton Road approximately 500 feet east of Celebrate Virginia Parkway within the Hartwood Election District. **(Time Limit: September 30, 2008) (History - Deferred at July 2, 2008 Regular Meeting to September 3, 2008 Work Session)**

#### NEW BUSINESS

None

MINUTES

None

PLANNING DIRECTOR'S REPORT

COUNTY ATTORNEY'S REPORT

SECRETARY'S REPORT

STANDING COMMITTEE REPORTS

SPECIAL COMMITTEE REPORTS

CHAIRMAN'S REPORT

ADJOURNMENT